



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR SALE**

**655 FANSHAWE PARK ROAD UNIT 2**

*London, ON*



**RARE OPPORTUNITY TO PURCHASE A WELL KNOWN BAGEL/SANDWICH BUSINESS**

**ASKING PRICE**

**\$149,000**

**BUILDING AREA**

**1,345 SF**

**ZONING**

**NSA5(20)**

**TYLER DESJARDINE**

*Sales Representative*

519 438 5403

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**CUSHMAN & WAKEFIELD**  
**SOUTHWESTERN ONTARIO**  
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# ABOUT THE PROPERTY

Rare opportunity to purchase a unique and well known bagel/sandwich restaurant take-out location/business. You can buy and operate the existing business and or bring in your own business/restaurant use, with your own name.

- **The purchase price includes the equipment and chattels**
- **Zoning:** NSA5(20) - permits a wide range of uses
- **Parking:** Available on-site for free
- Unit with an already functional kitchen in place. There is currently no hood and exhaust in place, however, the grease trap installed in the space, that will stay with the building
- The unit was fully renovated and built out in 2024, 2 washrooms installed
- You do not need to operate the existing business. Install your own business concept
- Excellent exposure and accessibility
- High daily traffic count for the plaza, over 30,000 cars/day
- Restaurant is located in a busy plaza located at the corner of Fanshawe Park Road West and Wonderland Road North, just west of the Masonville Mall area in Northwest London
- Very attractive lease already in place, that can be assumed by qualified tenants subject to the landlord's approval
- Note: The name, Old Bagel House, is not being sold with the business



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